

Capitol Planning Commission Meeting Minutes (Corrected) January 7, 2010

9:00am – 12:00 Noon
Iowa State Capitol – Room 116
Des Moines, Iowa

Capitol Planning Members Present

Brice Oakley, Chair	Ray Walton	Elizabeth Isaacson
Cathy Brown, Vice Chair (via phone)	Scott Brown	Carl Voss
	Molly Clause	Senator Matt McCoy

Capitol Planning Members Absent

Representative Ralph Watts	Senator Ron Wieck
Rep. Ako Abdul-Samad	

Dept. of Administrative Services (DAS) Staff Present for all or a portion of the meeting

Dean Ibsen, DAS, General Services Enterprise, Vertical Infrastructure Program
Nancy Williams, DAS, General Services Enterprise
Patricia Lantz, DAS, General Services Enterprise
Jennifer Moehlmann, DAS, General Services Enterprise (via phone)
Laura Riordan, DAS, Marketing
Nick Smith, DAS, General Services Enterprise, Vertical Infrastructure Program
Robert Bailey, DAS, General Services Enterprise
John Nash, DAS, General Services Enterprise

Others Present for All or Portions of the Meeting

Brian Clark, Confluence
Matt Carlile, Confluence
Paddy Tillett, Zimmer Gunsul Frasca Architects, LLP
Bruce Williams, Cultural Affairs
Scotney Fenton, RDG Planning & Design
Christina Moffatt, RDG Planning & Design
Joan Arnett, Capitol Tour Guides
John Perkins, IUB/OCA

Summary of Proceedings

Call to Order and Introductions

The meeting was called to order at 9:00 a.m.

Meeting Overview and Approval of Agenda – Action Item

Motion to approve the agenda.

MOTION: Without objection, agenda approved as submitted.

Approval of Meeting Minutes for December 10, 2009 Meeting

Motion to approve the minutes of the December 10, 2009 meeting

MOTION: Without objection, minutes approved as submitted.

Request for Comments during the Meeting

Chairman Brice Oakley outlined the procedures for receiving questions and comments during the meeting.

Director's Report

2010 Master Plan Update

MOTION: Scott Brown moved to adopt the 2010 Master Plan as presented.

Elizabeth Isaacson seconded the motion. All members present voted yes. Roll Call vote of members all affirmative. Motion passed. The 2010 Master Plan officially adopted.

Staff Reports

603 E. 12th Street (Mercy Capitol)

Wallace Building

Capitol Interior/Exterior

IUB/OCA Building

2009 Annual Report

MOTION: Elizabeth Isaacson moved to approve the draft Annual Report subject to the inclusion of a conclusion paragraph. Molly Clause seconded the motion. Motion passed.

Other Business

Adjourn

Minutes of Proceedings

Call to Order and Introductions

The meeting was called to order at 9:00 a.m.

The meeting was called to order by Chairman Brice Oakley at 9:00 p.m., followed by roll call and introductions.

Meeting Overview and Approval of Agenda – Action Item

Motion to approve the agenda.

MOTION: Without objection, agenda approved as submitted.

Approval of Meeting Minutes for December 10, 2009 Meeting

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Request for Comments during the Meeting

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Director's Report

DAS Director Ray Walton discussed the current financial situation advising DAS cannot provide the same level of care we did two years ago advising you will see longer grass, delays in touch ups, carpet cleaning put off, etc. Every day we prioritize our spending. Energy consumption on the Capitol Complex has also been affected by the budget noting DAS has been able to reduce consumption of consumable fossil fuels. About a year ago Wal-Mart selected several states to do an energy audit, they came to Iowa expecting to spend three to four days, they spent a short day and said that "Iowa was exemplary in energy consumption" here in Des Moines and they had nothing to offer. We were way ahead of the places they had audited. Nevertheless we went ahead with a rather extensive energy audit using the consultant MidAmerican Energy uses and we have come up with \$2.8 million dollars in capital improvements that will result in fairly significant energy consumption decreases. We don't have \$2.8 million dollars to spend but fortunately we received a grant from the Office of Energy Independence that came from the Department of Energy for about \$716,000. MidAmerican has offered us slightly more than \$1.2 million dollars in rebates to do this \$2.8 million dollar work. Through the Treasurer's Office we have borrowed the money for seven years at 4.1% with payments of \$317,000 per year and our anticipated savings is \$374,000 per years. We believe we will be able to pay this off in about three years as opposed to the seven years it is set up for due to the rebates and savings. Senator McCoy said "good job" to Director Walton.

2010 Master Plan Update

Commissioner Molly Clause asked for everyone involved in the Master Plan to have their photo taken, noting the approval of the 2010 Master Plan should be remembered in photos. DAS Marketing took several photos of the group.

Brian Clark, Matt Carlile and Paddy Tillett presented the proposed 2010 Master Plan to the Capitol Planning Commission and others present. They discussed the plan at length, answered questions and received comments. (Master Plan is available on the DAS web site)

Also included is an Executive Summary, in a small flyer format, (copy posted on the DAS web site), which talks about the Master Plan itself. Senator McCoy noted this was a great guiding document for Legislators and advised after each election the Capitol Planning Commission needs to educate new Legislators about the Master Plan.

Scott Brown stated on behalf of the Master Plan Steering Committee, we appreciate the work by everyone on the team adding it was a pleasure to work with everyone and we appreciate their good efforts. We are really pleased with the outcome.

Mr. Ibsen advised there are several buildings on the list to be demolished at some point in time; yet we have a responsibility to continue using those buildings. The plan talks briefly about the maintenance of these buildings, we are going to have to figure out a way to continue to maintain the buildings yet realizing that at some point we are going to stop. We are going to continue to need maintenance money for these buildings even though they are on the list.

The Master Plan calls for a Site Implementation Plan, we are going to have to continue talking about that as we move forward so we can put the Master Plan to work. Mr. Ibsen noted one of the components of the Implementation Plan is going to be a landscape plan noting there are a lot of details to be worked out as we move forward. This gives us the framework to work out the details.

Senator McCoy advised the Master Plan is a guiding document to allow us to plan as we move forward over the next 25, 50 or 100 years. The Master Plan shows where we are going and why we are acquiring property such as Mercy Capitol.

Scott Brown advised the Master Plan works if we have less employees working on the campus 50 years from now, roughly the same number of employees or if there is growth in State government.

MOTION: Scott Brown moved to adopt the 2010 Master Plan as presented. Elizabeth Isaacson seconded the motion. All members present voted yes. Roll Call vote of members all affirmative. Motion passed. The 2010 Master Plan officially adopted.

Staff Reports

603 E. 12th Street (Mercy Capitol)

- 603 E. 12th Street is DAS's working name for the building.
- Shive-Hattery is providing architectural and engineering assistance on the project.
- DOC Pharmacy will move in to Mercy's pharmacy space on the ground floor in a couple of weeks, and, beginning April 1, they will be preparing and distributing prescriptions to all state prison facilities from this location.
- DAS is meeting with agencies that have been designated to move into the building in the coming months to finalize tenant improvement needs. Phase 1 agencies will be in by the end of 2010; phase 2 agencies will follow. Examples: Public Health will move board and commission staff from Lucas to 1st Floor to 603 E. 12th St. (the hospital's administrative offices) in late February or early March. (This will enable them to move field agents from home offices or other locations back onto the campus.
- DMACC will move Nursing and Pharmacy programs into spaces used by Mercy for Nurses' training.

Wallace Building

- Design Alliance is providing architectural and engineering assistance on this project.
- Plans and specifications are being prepared for demolition of the upper parking deck and conversion of the lower deck into surface parking for about 43 vehicles. This work will take place in early spring.
- Preliminary plans have been developed for tenant improvements to convert the vacant spaces on the 1st floor of the building (formerly lab space) into office space for DNR. This will allow DNR to return staff in leased space to the complex. The schedule for this work has not yet been determined.

Capitol Interior/Exterior

- Miscellaneous HVAC and lighting improvements have been completed recently.

- A center handrail has been added to the main staircase from ground to first floor.
- Upcoming projects:
 - Raising the handrail at the rotunda opening on second floor; adding convenience outlets in that area.
 - Re-painting of exterior windows that were last painted twenty years ago.
 - Re-locating the civil war cannon to its spot by the southwest parking area.
 - Removing the rail at the first floor rotunda and infilling the opening with frosted glass block. This will reduce transfer of sound and odors from the ground floor to the first floor and restore this area to its original design.
 - Relocating the tour guides from the first floor to the ground floor.
 - The south elevator will be replaced.
 - Additional site work, including installation of a sidewalk along the west driveway, is in the Capitol's master plan, but this work is on hold until additional funds are available
 - 2011 is the Capitol's sesquicentennial.

Senator McCoy stated he attended the World Food Prize event and has been on several tours of the building, it has never looked better; it has never been more complete or more pristine than it currently is. Job well done. In general, the building is in really proud shape and looks great and everybody that has toured is very impressed. Senator McCoy added it is the State's building and is a good investment for the future generations.

IUB/OCA Building

- Construction is underway and on schedule for completion in October/November 2010.
- Furniture selection is beginning; this will not be typical 5' tall cubicles because of the desire to bring daylighting deep into the building. Workstation panels throughout will be lower in height than at other locations around the Complex.
- IUB, OCA and DAS staff is working with the Iowa Energy Center on an informational kiosk for the building that will provide information to the public about its high performance, energy saving features.
- Mr. Ibsen advised there is a camera video-taping everything so at the end of construction we will be able to put together a time lapse video of the building.
- John Perkins noted one of the purposes of the building is to be a showcase to the public and government agencies that might need a smaller building. Mr. Perkins stated he certainly appreciated Dean Ibsen and his staff working on this project.

2009 Annual Report

In reviewing the draft 2009 Annual Report, Molly Clause advised she likes the format and the use of photos but would like to see a closing statement. Chairman Oakley suggested the report refer to the former "Mercy Capitol" building as the "603 East 12th Street" building. Scott Brown advised the audience for this document is the Legislature, perhaps the conclusion should remind them as Capitol Complex issues come before them, to consult with the Capitol Planning Commission. The report will be finalized and submitted to the Legislature by the end of the month.

MOTION: Elizabeth Isaacson moved to approve the draft Annual Report subject to the inclusion of a conclusion paragraph. Molly Clause seconded the motion. Motion passed.

Other Business

Next regularly scheduled meeting: April 21, 2010

Adjourn

Meeting adjourned at 11:00am

Respectfully submitted,

Nancy Williams, DAS/GSE